

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in Desoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTORS	DATE EXECUTED	TRUST DEED BOOK	PAGE
Nelson W. Boren, Jr. a/k/a Nelson Wayne Boren ,JR.	April 9, 1985	336	356

The property secured by the Deed of Trust dated April 9, 1985 and executed by Nelson W. Boren, Jr. a/k/a Nelson Wayne Boren, Jr. was conveyed to Juli Ann Camburn Boren by a Quitclaim Deed dated May 1, 1992 and recorded in the office of the Chancery Clerk of Desoto County, Mississippi in Deed Record Book 245 at page 137.

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substitute Trustee caused a due notice to be published in the Desoto Times Today, a newspaper published in the City of Hernando, said County and State, and on August 16, 2001, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on September 10, 2001, be sold at public auction at the East front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Substitute Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues of August 16, August 23, August 30, and September 6, 2001.

And said lands having been sold by said Substitute Trustee on September 10, 2001, within legal hours (being between the hours of 11:00 AM and 4:00 PM), in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and

Cecil Pettis
having been the highest bidder therefore and having bid the sum of
FIFTY THOUSANDS 00/100 Dollars
(\$ 50,000.00), the said Cecil Pettis
was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Richard J. Hill, as Substitute Trustee, do hereby convey and sell to the said Cecil Pettis

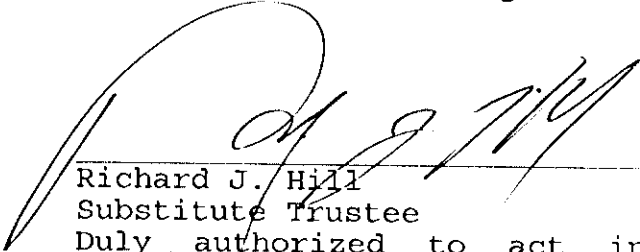
the following described land situated in Desoto County, Mississippi, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

I, Richard J. Hill, Substitute Trustee, convey only such title as is vested in me as Substitute Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the 10th day of September, 2001.


Richard J. Hill
Substitute Trustee
Duly authorized to act in the premises by instrument dated March 7, 1994, and recorded in Book 1, Page 23, of the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
) SS:
COUNTY OF DESOTO)

Personally appeared before me, W.E. Davis (Peggy M. Stacey), a notary public in and for the County and State aforesaid Richard J. Hill, Substitute Trustee, who acknowledged that he signed and delivered the foregoing Substitute Trustee's Deed on the day and year therein mentioned.

Given under my hand this 10th day of Sept., 2001.

(S E A L)

My Commission Expires:

MY COMMISSION EXPIRES
JAN. 5, 2004

W.E. Davis, Chancery Clerk
Peggy M. Stacey
NOTARY PUBLIC

Grantor: Richard J. Hill, Substitute Trustee for the United States of
and Prepared by: America; 3260 Hwy. 51 South; Hernando, Mississippi 38632;
telephone (662) 429-4882. na

Grantee: Cecil Pettis 1005 Augusta Cove Hernando, MS 38632 (662) 449-4009
na

Lot 1660, Section C, South DeSoto Village Subdivision,
in Section 33, Township 1 South, Range 8 West, City
of Horn Lake, DeSoto County, Mississippi, as shown
by plat appearing of record in Plat Book 10, Pages 3-8,
in the office of the Chancery Clerk of DeSoto County,
Mississippi.

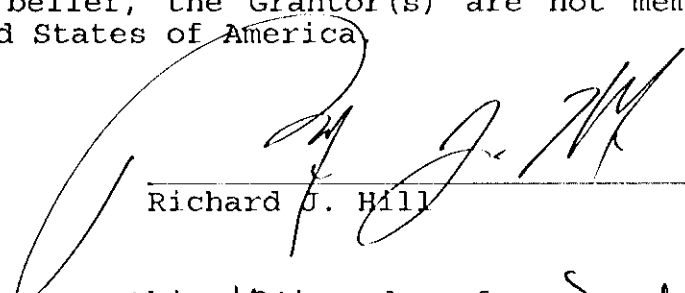
AFFIDAVIT OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
)SS:
 COUNTY OF DESOTO)

Richard J. Hill, being first duly sworn on oath, deposes and says that on August 16, 2001, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 11:00 AM on September 10, 2001 at the East front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by

Cecil Pettis

for the sum of \$ 50,000.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.


 Richard J. Hill

Subscribed and sworn to before me this 10th day of Sept.
 2001.

(S E A L)

W. E. Davis, Chancery Clerk
 NOTARY PUBLIC
by: P. Stakely

My Commission Expires:

MY COMMISSION EXPIRES
JAN. 5. 2004

SEP 17 12 59 PM '01

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

BK 399 PG 523
W.F. K.

Cyndi Pittman personally appeared before me the undersigned in and for said County and State and states on oath that she is the CLERK of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

NOTICE OF SALE
WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTORS: Nelson W. Boren, Jr.
a/k/a Nelson Wayne Boren, JR.
DATE EXECUTED: April 9, 1985
TRUST DEED BOOK: 336
PAGE: 356

The property secured by the Deed of Trust dated April 9, 1985 and executed by Nelson W. Boren, Jr. a/k/a Nelson Wayne Boren, Jr. was conveyed to Juli Ann Cambum Boren by a Quitclaim Deed dated May 1, 1992 and recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Deed Record Book 245 at page 137.

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed(s) of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

THEFORE, notice is hereby given that pursuant to the power of sale contained in said deed(s) of trust and in accordance with the statutes made and provided therefor, the said deed(s) of trust will be foreclosed and the property covered thereby and hereinafter described will be sold at public auction to the highest bidder for cash at the East front door of the County Courthouse in the city of Hernando, Mississippi, in the aforesaid County and will sell within legal hours (being between the hours of 11:00 AM and 4:00 PM on September 10, 2001, to satisfy the indebtedness now due under and secured by said deed(s) of trust.

I will convey only such title as is vested in me as Substitute Trustee.
The premises to be sold are described as:

Lot 1660, Section C, South DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 10, Pages 3-8, in the office of the Chancery Clerk of DeSoto County, Mississippi.

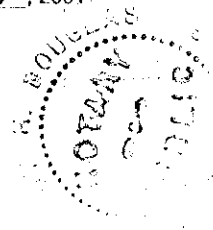
Richard J. Hill
Substitute Trustee
Duly authorized to act in the premises by instrument dated March 7, 1994, and recorded in Book 1, Page 23, of the records of the aforesaid County and State.
Aug. 16, 23, 30, Sep. 6, 2001

Volume No. 106 on the 16 day of Aug., 2001Volume No. 106 on the 23 day of Aug., 2001Volume No. 106 on the 30 day of Aug., 2001Volume No. 106 on the 6 day of Sept., 2001

Volume No. _____ on the _____ day of _____, 2001

Cyndi PittmanSworn to and subscribed before me, this 6 day of Sept., 2001BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: January 10, 2005
BONDED THRU Dixie Notary Service, INC.



A. Single first insertion of 425 words @ .12 \$ 51.00
B. 3 subsequent insertions of 1275 words @ .10 \$ 127.50
C. Making proof of publication and deposing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 181.50